

Providence City Planning Commission Agenda
Providence City Office Building, 15 South Main, Providence UT 84332
March 23, 2016

The Providence City Planning Commission will begin discussing the following agenda items at 6:00 p.m.
Anyone interested is invited to attend.

Approval of the Minutes:

Item No. 1. The Providence City Planning Commission will consider for approval the minutes of February 24, 2016.

Item No. 2. The Providence City Planning Commission will consider for approval the minutes of March 9, 2016.

Action Items:

Item No. 1. Preliminary Plat: The Providence City Planning Commission will consider for approval a preliminary plat for Little Baldy Place Subdivision; a 40-Lot residential subdivision located generally at 80 North Sherwood Drive; requested by Stan Checketts.

Study Items:

Item No. 1. Proposed General Plan Amendments and Use Chart Uses: The Providence City Planning Commission will discuss possible amendments for the zoning element of the Providence City general plan; including the definitions for zoning districts.

Item No. 2. Pending ordinance – Code Amendments to Providence City Code 10-6-1: The Providence City Planning Commission will consider code amendments to the Use Chart including but not limited to adding the words “counter top or” before the words “cabinet shop” in Item H. Industry and Manufacturing, Use 3.

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

Agenda posted by Skarlet Bankhead on March 21, 2016.


Skarlet Bankhead
City Recorder

If you have a disability and/or need special assistance while attending the Providence City Planning Commission meeting, please call 435-752-9441 before 5:00 p.m. on the day of the meeting.

Pursuant to Utah Code 52-4-207 Electronic Meetings – Authorization – Requirements the following notice is hereby given:

- Providence City Ordinance Modification 016-2006, adopted 11/14/2006, allows Planning Commission Member(s) to attend by teleconference.
- The anchor location for this meeting is: Providence City Office Building, 15 South Main, Providence, UT.
- Member(s) may be connected to the electronic meeting by teleconference.

Providence City Council Members may be in attendance at this meeting; however, no Council action will be taken even if a Quorum exists.

Providence City Planning Commission Minutes
Providence City Office Building
15 South Main, Providence UT 84332
February 24, 2016 6:00 pm

Chairman: Larry Raymond
Attendance: Heather Hansen, Barry Nielsen, Wendy Simmons
Excused: Robert James

Approval of the Minutes:

Item No. 1. The Providence City Planning Commission will consider for approval the minutes of February 10, 2016.
Page 2, line 36 – change everything to everyone

Motion to approve the minutes of February 10, 2016: W Simmons, second – H Hansen

Vote: Yea: H Hansen, B Nielsen, L Raymond, W Simmons
Nay: None
Abstained: None
Excused: R James

Public Hearing (6:00 pm): The Providence City Planning Commission will hold a public hearing to receive public comment on a request by Ironwood Development Group, LC, to rezone Parcels No. 02-0096-0001 and 02-096-0049, generally located at 485 West 100 South and 450 West 100 South, from Agricultural (AGR) to Multi Family High Density (MFH).

- Craig Winder, Ironwood Development, gave a brief summary of what the developers intend to do with the rezoned parcels. They want to develop an apartment community. Mixed use and commercial zones are located nearby. MFR and MFM are east of this property. MFH supports the commercial district. He emphasized they are going to build something the City can be proud of and the target demographic will have disposable income; they are millennials who prefer access to amenities over ownership. Market rate rental community makes sense for this area.
- H Hansen asked if the development will be built in phases.
- C Winder said he didn't think so.
- An audience member asked how many units will go in.
- C Winder said MFH allows for 18 units per acre; however 180 units will not be going in because of the amenities that will be provided.
- David Brand, 261 S. 425 W., commented about millennials in Cache Valley. The demographic here in Cache Valley is different than in the rest of the nation.
- C Winder said it is important to appeal to a broad demographic of consumers to support commercial development. The broader demographic you can attract the better.
- J Jackson said Riverwoods in Logan is at 90% occupancy, 20% premium on rentals.
- Mark Thompson disagreed with those numbers; he thinks it is quite a bit lower.
- H Hansen said she met with Brian Carver at BRAG, he said the vacancy rate in Providence is 4.7%, average in the community is about 5%, higher rent apartment vacancy rates are lower.
- Rex Gustaveson asked the Planning Commission what the master plan shows for this piece of property right now.
- L Raymond said it is currently zoned AGR.
- R Gustaveson said once this area is taken up in housing, there will be no option for retail, which is a concern.
- Brian Cox, 200 West, said his concern was whether or not the sewer system could handle that kind of density. He had concerns about trunk lines and roots. He asked the Planning Commission if the infrastructure is in place to handle all the new development that is coming.
- Mark Thompson said he also had concerns about infrastructure. He has concerns about the sewer and water capacities to handle the growth. He feels the City needs the tax revenue from commercial business. He requests the Planning Commission to make sure the infrastructure is there and also to not give up potential commercial property for residential property.

- Michelle Palmer, 437 W. 300 South. She also had concerns about having adequate water and asked how the school system would be able to accommodate more children. Does the City have the space at the elementary school and middle schools for the extra children?
- Morris Poole, owns business on 100 North, Providence Professional Center. He also owns three acres in that area that is zoned commercial. He said this development would be excellent in supporting the commercial businesses that are already nearby. He does not think all sewage flows to 100 N, some it will flow south. Greatest problem is property taxes. As long as taxes are so high in Providence commercial businesses will question whether or not they should locate to Providence.

Public hearing closed at 6:25 pm. Discussion with the developers and the Planning Commission continued.

- L Raymond said before any recommendations are made to the City Council, there are issues and questions that need to be answered.
- H Hansen said City Council does not have to follow the Planning Commission's recommendations and she encouraged audience members to attend the City Council meeting when it has a public hearing.
- J Jackson said he would like to address any questions the Planning Commission may have at this time in an effort to clear up any unanswered questions.
- C Winder said it will be up to the City to decide if current infrastructure is sufficient. The developer's contribution will be in paying impact fees. Tonight is not the approval of a process, just a thumbs up or thumbs down to a rezone application. The City Council and the Planning Commission will have ample opportunity to weigh in on the issues. As far as impact on schools, he does not have a specific response, other than to say there will be 140-150 units in this particular apartment complex.
- J Jackson said as far as the schools go, these projects come into communities all the time, and schools are a common concern. However, to deny a project on the basis that the schools cannot handle the influx of children is not realistic. Population growth provides tax revenues for schools. Growth factors are taken into consideration when new schools are built. There is potential that a new sewer line will be run down 100 South, but that is an issue that will be resolved as the project moves forward. Right now, they just want to know if the Planning Commission is on board to move forward.
- L Raymond said the only problem he sees is if there is a group of investors and this turns out to be more money than they want to commit, then some of the issues need to be determined before it is too late. Once something is zoned, it is zoned that way until someone goes through the rezone process again to change the zone.
- J Jackson said it does not make sense to do all the engineering studies before they even know if the City is willing to move forward with the project.
- H Hansen said they aren't suggesting this not move forward until all studies are done, just some preliminary ideas as to whether or not the City infrastructure and water can handle the growth.
- C Winder asked if the City has undertaken any efforts to see if the infrastructure can handle the growth if these properties are zoned MFH or MXD.
- H Hansen said the Planning Commission hasn't even approved the master plan that makes this area high density; the Commission is currently in the process of going through the general plan.
- S Bankhead said the City engineer can do a report to see how MFM and MFH density will impact the infrastructure.
- M Thompson said a decision cannot be made on whether or not this can be rezoned high density without the studies being done, and that is a time process. It is not good planning to approve the rezone, then find out they City isn't ready for the growth.
- H Hansen asked what the building time line is.
- J Jackson said he isn't sure. The market study needs to be done first. There are a lot of factors that need to be considered, but they are willing to look into those factors. Could be a 1-5 year project.
- H Hansen asked if there would be a time issue if this were to be continued.
- J Jackson said there isn't. The developer is willing to let the time process play out. The land contract is a bit of an issue, but even then, there is time to let this go through the proper process.
- M Poole said the road needs to be considered too. The City has received money to finish that road. What is the City planning for that road?
- S Bankhead said property acquisition will be completed this week, then design will be finished in about 90 days. COG will have to review the design, then it will go out for bid. The right of way is 80', all the way to 100 S, after that it is 66'.

- D Brand said the issue of the school still needs to be addressed. What is the district planning to do for the growth that is coming? If we continue to overcrowd schools, quality of education will suffer.
- M Thompson said the school is its own issue and it will be an on-going issue. The City has no control over that. It is a county and school district issue.
- L Raymond said the Planning Commission needs to know what kind of infrastructure is here, what it can handle and what upgrades will need to be made. City engineer and public works will have to be contacted.
- H Hansen asked the developers to comment on the amenities that will be available.
- J Jackson said club room, pool, spa, outdoor reception area, workout facilities, internet connections, hardwood floors, granite countertops on the interior. A walking path that will fit into the master plan will be added.

Action Item:

Item No. 1. Rezone Request. The Providence City Planning Commission will consider for recommendation to the City Council a request by Ironwood Development Group, LC, to rezone Parcels No. 02-0096-0001 and 02-096-0049, generally located at 485 West 100 South and 450 West 100 South, from Agricultural (AGR) to Multi Family High Density (MFH).

Motion to continue the rezone request until next meeting: H Hansen, second – B Nielsen

Vote: Yea: H Hansen, B Nielsen, L Raymond, W Simmons
 Nay: None
 Abstained: None
 Excused: R James

Study Items:

Item No. 1. Proposed General Plan Amendments and Use Chart Uses: The Providence City Planning Commission will discuss possible amendments for the zoning element of the Providence City general plan; including the definitions for zoning districts.

SFR:

- All issues covered in previous meetings in regards to Item H. Industry and Manufacturing for SFE, SLF and SFT can be included in SFR, and are as follows (minutes taken from the 2/10/16 meeting):
 - H Hansen felt Bakery/Confectionery sales be allowed as a home based business in all zones. No stores (store fronts) should be allowed in SFT; they should be moved to commercial only. Laundry Services (pick-up and delivery) should be allowed as a conditional home-based business, but not laundry/dry cleaning store. Counter top and cabinet shop should not be allowed as a home based business. Bldg. Maintenance & Repair Service should be allowed as a home based business.
 - S Bankhead asked if Auto Repair should be allowed as a conditional use in the CGD.
 - H Hansen said they could be conditional use in either CHD or CGD. Auto repair could be allowed as a conditional use. H.1, 2, 3, 5 and 6, as well as counter top shop, could be allowed as conditional use home based business in SFT, AGR, SFE, SFL, and SFT.
 - S Bankhead said some of these home based businesses will have to be listed as conditional use so that hazard waste can be discussed.
 - H Hansen asked for a definition of light manufacturing.
 - S Bankhead read the light manufacturing definition. She suggested being very careful in allowing light manufacturing as a home based business. That is an area where business growth represents area growth and expansion.
 - H Hansen felt commercial crop production could be permitted in SFT and SFR.
- SFM and SFH will be discussed at next meeting.

Item No. 2. Pending ordinance – Code Amendments to Providence City Code 10-6-1: The Providence City Planning Commission will consider code amendments to the Use Chart including but not limited to adding the words “counter top or” before the words “cabinet shop” in Item H. Industry and Manufacturing, Use 3.

- This item is combined with Study Item No. 1.

Item No. 3. Proposed Code Amendment: The Providence City Planning Commission will consider a code amendment adding Chapter 6 Condominium Approval to Providence City Code Title 11 Subdivision Regulations.

- L Raymond – 11-6-2.A.5 - eliminate the word “to” in phrase “which to provide”. Staff Review: 11-6-3.A.1 needs clarification. Conversion needs to be clarified to read “Fire Marshall shall inspect each structure converted to condominiums.”
- H Hansen asked about townhomes being converted to condominiums.
- S Bankhead said this refers more to office buildings originally designed to be owned by one person and rented out, then the owner decides to convert to condos so they can sell individual units. That is why the word conversion is in there.
- H Hansen clarified that as a building is divided into condos, each condo gets its own property tax identification number.
- H Hansen asked about landscaping requirements.
- S Bankhead said it falls under the commercial landscaping code. If the footprint isn’t changed on a conversion there would be no new landscaping requirements. If the footprint is changes, then there would be new landscaping requirements.
- H Hansen asked about recording fees. She felt it needs to be specified as to who pays for those fees. 11.6.5.b.1 – should add “as defined by city ordinance/code.” 11.6.2.A.2.f – “Providence City will bill the Condominium Association, not individual units.” refers to information submitted for approval, but last page refers to establishment of a condominium association. Does that have to be done before or after plat approval?
- S Bankhead said before.
- H Hansen asked if that could be specified.
- S Bankhead asked if the condo ordinance should be scheduled for next meeting.
- The Commission said it could go to public hearing at the next meeting.

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

- S Bankhead said there is a development coming in Millville and they are running a road that will connect into Providence. Millville City wants to know if Providence is interested in that road or if they should have the developer do a cul-de-sac. This will be located straight south of 100 East before it makes the turn into Canyon Road. The road would not connect directly into 100 East, but Bessie Lane could be where the connection is.
- The Planning Commission felt it would be good to keep the options open.
- There was discussion about some of the possible issues and how they may be resolved if Millville connects to the Bessie Lane at about 200 South.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

Motion to adjourn: H Hansen, second – B Nielsen

Vote: **Yea:** **H Hansen, B Nielsen, L Raymond, W Simmons**
 Nay: **None**
 Abstained: **None**
 Excused: **R James**

Meeting adjourned at 7:30 pm.

Minutes prepared and recorded by C Craven.

Larry Raymond, Chairman

Caroline Craven, Secretary

1 **Providence City Planning Commission Minutes**
2 **Providence City Office Building**
3 **15 South Main, Providence UT 84332**
4 **March 9, 2016 6:00 pm**
5

6 Chairman: Larry Raymond
7 Attendance: Heather Hansen, Robert James
8 Excused: B Nielsen, W Simmons
9

10 **Approval of the Minutes:**

11 **Item No. 1.** The Providence City Planning Commission will consider for approval the minutes of February 24, 2016.
12 Minutes will be approved at next meeting.

- 13 • Change Jeff Jensen to Jeff Jackson throughout.
- 14 • Include counter top shop with H.1, 2. 3 and 6.

15 **Public Hearing (6:00 pm):** The Providence City Planning Commission will hold a public hearing to receive public
16 comment on a proposed code amendment, amending Providence City Code Title 11 Subdivision Regulations by
17 adding Chapter 6 Condominium Approval.

- 18 • There were no public comments.

19 **Motion to close public hearing: R James, second – H Hansen**

20 **Vote: Yea: H Hansen, R James, L Raymond**
21 **Nay: None**
22 **Abstained: None**
23 **Excused: B Nielsen, W Simmons**
24

24 **Action Item:**

25 **Item No. 1. Code Amendment.** The Providence City Planning Commission will consider for recommendation to the
26 City Council a proposed code amendment, amending Providence City Code Title 11 Subdivision Regulations by
27 adding Chapter 6 Condominium Approval.

28 **Motion to recommend to City Council the proposed code amendment for Condominium Approval as stated in**
29 **Title 11 Chapter 6: H Hansen, second – R James**

30 **Vote: Yea: H Hansen, R James, L Raymond**
31 **Nay: None**
32 **Abstained: None**
33 **Excused: B Nielsen, W Simmons**
34

34 **Item No. 2. Rezone Request.** The Providence City Planning Commission will consider for recommendation to the
35 City Council a request by Ironwood Development Group, LC, to rezone Parcels No. 02-0096-0001 and 02-096-0049,
36 generally located at 485 West 100 South and 450 West 100 South, from Agricultural (AGR) to Multi Family High
37 Density (MFH).

- 38 • Rob Stapley, Public Works Director, discussed the water capacity at 100 South and Gateway Drive. He
39 stated there are already two mains located at 100 South and Gateway and when that street gets
40 developed there will be three mains. A fourth will be there when further development comes. The sewer
41 is capable of taking the waste from increased development.
- 42 • H Hansen asked if Logan's system could take additional waste that Providence will pump into it.
- 43 • R Stapley said at this time it is capable of taking the additional waste.
- 44 • H Hansen asked if there was a concern that eventually our water levels will die down.
- 45 • R Stapley said zone 1 is in better shape than zones 2 and 3. All wells are downtown and will feed into Eck
46 Reservoir. Zone 1 is in excellent shape. Zones 2 and 3 will require upgrades as development comes.
- 47 • Rob Stapley and Max Pierce, City Engineer, do not have any concerns regarding available water and sewer
48 for the development. The City has been preparing for development in this area.
- 49 • H Hansen expressed concerns about rezoning property with only a potential plan from the developer. If
50 the market study is not feasible, she has concerns that Ironwood will sell the property and then some
51 other developer could come in with a project of lesser quality.
- 52 • Craig Winder, Ironwood Development, felt this was a hypothetical question. Ironwood Development has a
53 very nice apartment complex planned for these parcels and they do not intend to sell the property.
- 54 • L Raymond explained to the audience why this is a concern for the Planning Commission. They do not
55 want to grant a rezone and then have the developer pull out.

- R James asked if the Planning Commission would be more or less concerned if this were a single family rezone.
- H Hansen said her concern is the density.
- R James asked if the concern is then about the current residential impact, infrastructure, the school or the type of rezone and what development will come in?
- H Hansen said her main concern is the effect on the neighborhood. She feels if the market study is not feasible, Ironwood will pull out of the deal after it is rezoned. She would like the rezone to be conditional to the market study and Ironwood's response to the market study.
- S Bankhead clarified that the Planning Commission is willing recommend the rezone, but the rezone would depend upon whether or not Ironwood decides to move forward after the market study is done.
- C Winder asked if there would be a deadline on that decision.
- H Hansen didn't feel there needed to be a deadline, but she wants assurances that Ironwood will not pull out of the deal. That is why she wants the rezone dependent upon the outcome of the market study.
- C Winder said he has a concern about time restrictions. They need to keep the project moving forward. Sewer and water were the concerns in the last public hearing. The City engineer and the public works director have said in this meeting that water and sewer are not an issue. We are just asking for Planning Commission to make a recommendation to the City Council.
- R James said restrictions on unknowns could be a big concern. He feels like the job of Planning Commission is to decide how the City develops.
- C Winder said this is only the first step. The City Council has to approve the rezone, and then we still have to go through the entire plat process.
- R James said spot rezoning can change the intent of the City plan. The City's needs have to be considered.
- C Winder reminded the Planning Commission that City staff and the mayor have recommended this rezone be approved.
- S Bankhead said City staff would like to see mixed use, but the developer does not feel mixed use would be a profitable venture and the City does not want a project that will not be successful. City staff prefers mixed use or MFH.
- R James said if the City plan was for mixed use and then one developer has a plan to change that, is that in the best interest of the City?
- C Winder said if they felt mixed use was the best option for the City, they would fully support that, but they feel roof tops are the most beneficial. There is a vibrant commercial and professional zone just north of this development. Roof tops will feed those businesses. That is why they are pushing for multi-family.
- David Brand said the other concern brought up at the last meeting was the tax base that comes from commercial business and educational facilities for the growth. Commercial businesses can help support the educational needs.
- L Raymond said the tax base from commercial is not part of the concern tonight. That will have to be addressed differently. Ironwood is not interested in commercial/mixed use.
- C Winder said their hope was to support commercial business with roof tops.
- R James asked why the Planning Commission was planning on using this area as mixed use.
- H Hansen said this was intended as a transition zone from commercial to residential.
- R James commented that this complex could serve as a transition zone between commercial and residential. If the intent is to grow the City and increase population, he does not see a problem with high density housing on this property.

Motion to recommend the proposed rezone to City Council: R James, second – H Hansen

Vote: **Yea:** **H Hansen, R James, L Raymond**
 Nay: **None**
 Abstained: **None**
 Excused: **B Nielsen, W Simmons**

- H Hansen commented to the developer that she felt the questions asked by the Planning Commission were answered in a manner that reflected some defensiveness. As members of the Planning Commission, they are trying to do their job. In the future, perhaps the developer could be more approachable.

Study Items:

Item No. 1. Rezone Request. The Providence City Planning Commission will discuss a request by Sierra Homes, LLC agent for Benstock LLC to rezone parcel no. 02-115-0022, generally located at 400 East 1100 South, from Agricultural (AGR) to Single-Family Medium (SFM).

- Matt Hansen, representative for Sierra Homes addressed the Planning Commission. He commented that Sierra Homes feels for the market, medium density would be a good option for this area. The concept is based on SFT, but SFM makes the homes more affordable.
- S Bankhead asked M Hansen if Sierra Homes is building some of the homes in Sunrise. He said they are.
- H Hansen asked for an average of the size of homes they build.
- M Hansen said between 1,400 and 1,700 sq ft. Client base is directed more toward moderate income families.
- L Raymond asked if there was a marketing plan.
- M Hansen said there is no marketing plan at this time, but he has been asked by the owner to develop one.
- H Hansen asked Rob Stapley if he could address water and sewer capacity for this area.
- R Stapley said this is zone 2 and has the most significant draw that affects storage capacity.
- M Pierce said the east end of it is in the lower part of zone 3, but most of it is in zone 2.
- R Stapley said the City needs to start planning for more storage for zone 2. Zone 3 is immediately affected from zone 2. During high demand periods the City takes out of zone 3 for zone 2.
- R James asked if additional storage tanks would be brought in or how would the storage issue be resolved.
- R Stapley said the North bench has the most potential for growth. The tank would need to be built to plan for the future and it would make the most sense to put the tank where the future well would be most convenient. Positioning it to fix zone 2 would be the ideal option. Sewer would not be an issue.
- H Hansen asked how big this development would be.
- M Hansen said 19 acres. About 30 homes would go into this development.
- S Bankhead said you would have to account for infrastructure being taken out. City staff will have a recommendation for Planning Commission before the public hearing; then a recommendation can be made to the City Council.
- R James what percent of a 19 acre parcel would be infrastructure.
- M Hansen said about 25%.
- R James felt it could easily be more than 30 homes. Nobody will know for sure until plans are presented to the City.
- H Hansen asked why the developer is asking for SFR rather than SFM.
- M Hansen said that was what the developer wanted.
- R James said SFE is booming. He feels there would be no issue selling SFT in this area.
- L Raymond read the email from the City asking why the developer wants SFM rather than SFT.
- M Hansen said SFT would be a nice project, but the developer feels SFM would be more appropriate.
- R James said there is plenty of space to build, the original concept was SFT plan; you can always build bigger. He felt SFM does not really match the area that is purely SFT and SFE zones.
- H Hansen said she likes the idea of a subdivision with smaller homes; it gives people the opportunity for upward mobility. She could do SFR, but SFM seems too dense.
- M Hansen said there are a lot of smaller lots in the area and SFM just gives more flexibility to the developer.
- H Hansen asked if the City has SFM.
- S Bankhead said there is a little bit. The Highlands are SFT, but they were able to do lot size averaging, so there are a few home in the highlands that are on smaller lots, not below 10,000, but some that are close to 11,000.
- Public hearing will be scheduled for next meeting.

Item No. 2. Proposed General Plan Amendments and Use Chart Uses: The Providence City Planning Commission will discuss possible amendments for the zoning element of the Providence City general plan; including the definitions for zoning districts.

SFM, SFH, SMH

- L Raymond asked why inner-block development is not allowed in SFR, SFM, SFH or SMH, but is allowed by condition in for SFE, SFL and SFT.
- S Bankhead said that in the downtown area inner block development is not allowed because the downtown requires 95 feet of frontage on a City street that existed prior to 2008. Residents were opposed to inner-block development in the downtown area, but in the newer subdivisions it makes sense

1 to allow flag lots and have a driveway that services double lots. Residents get concerned with people are
2 building in their back yard. The City needs to consider emergency vehicle access, etc. That's why it is
3 conditional. Inner block development needs to be studied; but should not hold up the amendments to the
4 use chart for now.

- 5 • R James said they are allowed on those larger lots because there is room to allow for the emergency
6 vehicles.
- 7 • H Hansen asked if planned unit development could go in SFM, SFJ and SMH.
- 8 • S Bankhead said it could. She asked the Commission to discuss conditional use for auto repair and general
9 contractor yard and to define what they think general contractor yard implies. She feels it implies large
10 equipment such as dump trucks, trailers, etc.
- 11 • H Hansen said landscaping or lawn mowing/maintenance type of business.
- 12 • R James felt general contractor referred to builder/construction types of businesses.
- 13 • S Bankhead suggested adding landscape/lawn maintenance to the use chart. She thinks general
14 contractor could refer to big trucks, heavy equipment. Landscape maintenance will be allowed in all
15 zones. Take general contractor yard out of SFT and SFR.
- 16 • R James said this needs to be permitted for home based businesses conditionally.
- 17 • There was discussion about the types of business that were being allowed in residential areas. Laura
18 Fisher, Bob Bissland and Sharell Eames are not in favor of manufacture type businesses being allowed in
19 residential neighborhoods. They all felt that even with conditional uses, it is difficult to enforce the CUP's
20 once a business has outgrown a home business. They expressed concerns about noise, dust, light
21 pollution, traffic, odors, etc., and encouraged the Planning Commission to use extreme care in what
22 businesses can be allowed in residential neighborhoods.
- 23 • H Hansen asked how many home businesses are in Providence and how many cause problems each year.
- 24 • S Bankhead said there are about 175 businesses, and about two or three issues or concerns with them a
25 year. Most of the complaints get resolved. However, if nobody complains and there are violations, the
26 City really has no way of knowing.
- 27 • H Hansen said she feels property owners should be allowed to operate businesses in their own homes as
28 long as the businesses do not create a nuisance to the neighborhood.
- 29 • S Bankhead will add a category for landscape/lawn maintenance business. She asked the Planning
30 Commission if they wanted to create an SFT zone in the downtown area as an overlay (SFTDT).
- 31 • L Raymond said if we are going to add a landscape category, the Planning Commission needs to define it
32 differently than that of a general contractor and decide which zones either can be allowed in.
- 33 • R James asked if allowing home based businesses are the norm or if the City is doing something outside
34 the norm.
- 35 • S Bankhead said that can be researched for North Logan, Smithfield, etc. Home based businesses are a big
36 deal in Providence. Cottage industry was here long before there was zoning. This could be the way
37 Providence has developed.
- 38 • Multi-family zones and landscaping/lawn maintenance will be discussed at next meeting.

39 Item No. 3. Pending ordinance – Code Amendments to Providence City Code 10-6-1: The Providence City Planning
40 Commission will consider code amendments to the Use Chart including but not limited to adding the words
41 "counter top or" before the words "cabinet shop" in Item H. Industry and Manufacturing, Use 3.

42 Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

43 Commission Reports: Items presented by the Commission Members will be presented as informational only; no
44 formal action will be taken.

45 **Motion to adjourn: H Hansen, second – R James**

46 **Vote: Yea: H Hansen, R James, L Raymond**

47 **Nay: None**

48 **Abstained: None**

49 **Excused: B Nielsen, W Simmons**

50 Meeting adjourned at 8:10 pm.

51 Minutes recorded and prepared by C Craven.

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53
54
55 _____
Larry Raymond, Chairman

Caroline Craven, Secretary

Multi-Family Residential Density:

The proposed policy definition contains the following statement: “The district is appropriate in areas where the applicable master plan policies recommend . . .”

Instead of saying *where the applicable master plan policies recommend*, would you consider something like: areas compatible with the rural environment and recreation potential of the City. Encourage such areas to be located and designed to be complementary to adjacent activities and at the same time provide suitable housing for those who prefer and/or need multiple-family living quarters.

General Plan Policy: established to provide an environment suitable for a variety of housing types of a low density nature, including single-family, two-family, and multi-family dwellings. The district is appropriate in areas **compatible with the rural environment and recreation potential of the City. Encourage such areas to be located and designed to be complementary to adjacent activities and at the same time provide suitable housing for those who prefer and/or need multiple-family living quarters.**

Area Requirements:

Min. lot area, square feet	10,000	*See subsection 10-8-3:B.5 of this Chapter for further regulation and explanation.
Min. lot width (measured at setback line)	80	
Min. lot area increase ea. add'l unit, square feet		
Max. unites / ac excluding ROW, infrastructure^	7.25	
Max. lot area per ea. twin home, square feet^^	5,000	
Min. lot width, each unit (measured at setback line)	40.0'	
		**See subsection 10-8-3:B.9 of this Chapter for further regulation and explanation.
Setbacks		
Principal uses		
Front yard, ft.	25	
Side yard, interior	10**	
Side yard, Street (OM 33-2004)	20**	
Rear yard	20***	***See subsection 10-8-3:C.7 of this Chapter for further regulation and explanation.
Detached Accessory Uses		
Front yard, ft.	25	
Side yard, interior	5	
Side yard, street	20	
Rear yard	5	###See subsection 10-8-3:C.2, C.3, C.4 of this Chapter for further regulation and explanation.
Distance between residential structures on same lot		
Height		
Principal Use, Max. hgt. ft.	35	
Accessory Use, ft. max.	35	^Infrastructure is defined to include rights-of-way, PUB and REC districts within development.
Principal Use, ft. min.	10	
Fences – non-game (max. height)		
Front yard, ft.	6^^^^	
Side yard, interior	8^^^^	
Side yard, street	20**	^^^Principal Uses are allowed a combination front and rear yard setback totaling at least 50 feet, with a minimum front or rear yard setback of 20 feet.
		****See subsection 10-9-2

Rear yard	20***	
Fences – game	10,000	
Front yard, ft.	80	
Side yard, interior		
Side yard, street	7.25	
Rear yard	5,000	
	40.0'	

Multi-Family Residential Density			
A.	Residential Uses		
1	Single family, detached	P	P = permitted use C = conditional use permit required X = special review required = not permitted (absence of symbol)
2	Single family, attached	P	
3	Dwelling, two family	P	
4	Dwelling, three family	P	
5	Dwelling, four family	P	
6	Dwelling, multi-family		
7	Manufactured/modular	P	
8	Mobile/trailer home		
9	Secondary residential structure (OM 005-2005 01/13/04)		
10	Cluster development	C	
11	Inner block development		
12	Planned Unit Development	C	
13	Bed & Breakfast		
14	Hotel/motel		
15	Lodging house	C	
16	Residence for persons with disabilities	P	
17	Residential facility for the aged	P	
B.	Accessory/Incidental Uses		
1	Accessory building	P	^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses ^^Must conform to Title 5 Chapter 1 of this Code, Animal Regulation and Control.
2	Accessory dwelling unit		
3	Accessory farm building		
4	Off street parking incidental to main use	P	
5	Private swimming pool	P	
C.	Governmental/Institutional/Special Services		
1	Church	P	
2	Ministers, rabbis, priests, and other similar ordained religious work	P^	
3	Community center	P	
4	Day care nursery	C^	
5	Preschool	C^	
6	Public Park	P	
	Private Lessons / public facility		
7	Public School (OM 020-2004)	P	
8	Public building	P	
D.	Utility and Related Service		
1	Electric substation		
2	Electric power plant		
3	Fire station	P	
4	Gas meter station	P	
5	Irrigation supply	P	
6	Utility distribution lines	P	
7	Radio/TV/cellular tower		
8	Sewage/water pumping station	P	

Multi-Family Residential Density		
9	Telephone utilities	P
10	Public utilities, other	P
11	Utility shop, storage and bldgs	P
12	Water treatment plant	P
13	Water well reservoir or storage tank	P
E.	Professional Services	
1	Business office, medium impact	C^
2	Business office, low impact	P^
3	Business office, general	
4	Clinic, dental	
5	Clinic, medical	
6	Clinical Social Worker	
7	Office for single physician, dentist, or chiropractor	C^
8	Licensed professional	C^
9	Mortuary	C^
10	Optical shop	C^
11	Pharmacy	C^
12	Private school, teaching, tutoring(1 or 2 students at a time)	C^
13	Private school, teaching	C^
14	Studio: Art, Dance, Drama, Photography, etc (1 or 2 students at a time)	C^
15	Studio: Art, Dance, Drama, Photography, etc and tutoring	C^
13	Dressmakers, seamstresses, tailors, upholsters, and related occupations	C^
14	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	C^
15	Veterinarian^	C^
F.	Retail/Related Uses	
1	Adult oriented business	
2	Food preparation, catering, etc	C^
3	Bakery/Confectionery sales	C^
4	Barber/beauty shop	C^
5	Book/Stationery Store	
6	Computer Store	
7	Department store	
8	Florist Store	
9	Furniture Store	
10	Specialty Store/Shop	C^
11	Grocery store	C^
12	Hardware store	
13	Home & Garden store	
14	Laundry/dry cleaning store	
15	Laundry Services	C^
16	Liquor store (OM 015-2004)	
17	Music Store	
18	Paint Store	
19	Pet Grooming	C^
20	Pet Store	
21	Restaurant/fast food	
22	Shoe repair	C^
23	Small appliance repair	C^
24	Variety Store	
25	Commercial complex	
26	Shopping center	
27	Tire sales, retail (OM 001-002, 02/27/01)	
28	Yard sales on an occasional basis	P^
G.	Commercial/Related Uses	
1	Auto Sales – New & Used (OM 016-2004 05/11/04)	

Multi-Family Residential Density		
2	Auto Sales –Used (OM 016-2004 05/11/04)	
3	Auto wash	
4	Bank/financial	
5	^^^Nondepository Financial Institutions	
6	Building materials	
7	Dance hall	
8	Gasoline/petroleum storage (not bulk)	
9	Gasoline sales/service	
10	Fitness Center Commercial (Gym)	
11	Convenience store	
12	Night club	
13	Print shop/sales	
14	Recreation/Entertainment	
15	Research facilities	
16	Theater	
17	Vehicle storage	
H.	Industry and Manufacturing	
1	Auto repair, paint and body shop	
2	Paint and body shop	
3	Bldg maintenance & repair services	
4	Cabinet Shop	
5	Counter top shop	
6	Clothing Manufacturer	
7	Furniture Manufacturer	
8	General contractor yard	
9	Landscape / lawn maintenance	
10	HVAC shop/sales	
11	Ice cream plant	
12	Lumber yard	
13	Paint Shop	
14	Welding/machine Shop	
15	Wholesale outlet/storage and sales	
16	Light Manufacturing	
17	Motorcycle, Snowmobile, ATV, etc repair	
I.	Agriculture and Related Uses	
1	Beekeeping 4 or less colonies	P^^
1A	Beekeeping More than 4 colonies	C^^
2	Breeding or raising animals for sale, food, pleasure, or profit	
3	Keeping dogs, cats, fish, or exotic caged birds	P^^
4	Commercial crop production	
5	Dairy business	
6	Feed lot	
7	Gardens and orchards for home use	P
8	Ranch/farm production and operation	
9	Garden and greenhouse plants and produce for wholesale or retail sales OM 007-2006 05/23/2006	
10	Gasoline/petroleum storage (not bulk)	

Multi-Family Medium Density:

The proposed policy statement contains the following statement: “The district is appropriate in areas where the applicable master plan policies recommend . . .”

Instead of saying *where the applicable master plan policies recommend*, would you consider something like: that provide a sense of community, a variety of housing types, and establish a pedestrian friendly atmosphere.

General Plan Policy: established to provide an environment suitable for a variety of moderate density housing types, including single-family, two-family, and four-family dwellings. The district is appropriate in areas **that provide a sense of community, a variety of housing types, and establish a pedestrian friendly atmosphere.**

Area Requirements:

Min. lot area, square feet		*See subsection 10-8-3:B.5 of this Chapter for further regulation and explanation.
Min. lot width (measured at setback line)		
Min. lot area increase ea. add'l unit, square feet		
Max. units / ac excluding ROW, infrastructure [^]	12	**See subsection 10-8-3:B.9 of this Chapter for further regulation and explanation.
Max. lot area per ea. twin home, square feet ^{^^}		
Min. lot width, each unit (measured at setback line)		***See subsection 10-8-3:C.7 of this Chapter for further regulation and explanation.
Setbacks		##See subsection 10-8-3:C.2, C.3, C.4 of this Chapter for further regulation and explanation.
Principal uses		
Front yard, ft.	25	
Side yard, interior	10**	
Side yard, Street (OM 33-2004)	20**	
Rear yard	10***	###See subsection 10-8-3:B.10 of this Chapter for further regulation and explanation.
Detached Accessory Uses		
Front yard, ft.	25	
Side yard, interior	5	
Side yard, street	20	[^] Infrastructure is defined to include rights-of-way, PUB and REC districts within development.
Rear yard	5	
		^{^^} Lots of record for twin homes are limited to 20% of total lots in development.
Distance between residential structures on same lot		
		^{^^^} Principal Uses are allowed a combination front and rear yard setback totaling at least 50 feet, with a minimum front or rear yard setback of 20 feet.
Height		
Principal Use, Max. hgt. ft.	10 35	
Accessory Use, ft. max.	10 35	
Principal Use, ft. min.	10	
		^{^^^^} See subsection 10-9-2
Fences – non-game (max. height)		
Front yard, ft.	6 ^{^^^^}	
Side yard, interior	8 ^{^^^^}	
Side yard, street	20**	
Rear yard	10***	
Fences – game		

Front yard, ft.		
Side yard, interior		
Side yard, street	12	
Rear yard		

Multi-Family Medium Density				
A.	Residential Uses			
1	Single family, detached			P = permitted use C = conditional use permit required X = special review required = not permitted (absence of symbol)
2	Single family, attached	P		
3	Dwelling, two family	P		
4	Dwelling, three family	P		
5	Dwelling, four family	P		
6	Dwelling, multi-family			
7	Manufactured/modular	P		
8	Mobile/trailer home			
9	Secondary residential structure (OM 005-2005 01/13/04)			
10	Cluster development	C		
11	Inner block development			
12	Planned Unit Development	P		
13	Bed & Breakfast			
14	Hotel/motel			
15	Lodging house	C		
16	Residence for persons with disabilities	P		
17	Residential facility for the aged	P		
B.	Accessory/Incidental Uses			
1	Accessory building	P		^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses ^^Must conform to Title 5 Chapter 1 of this Code, Animal Regulation and Control.
2	Accessory dwelling unit			
3	Accessory farm building			
4	Off street parking incidental to main use	P		
5	Private swimming pool	P		
C.	Governmental/Institutional/Special Services			
1	Church	P		
2	Ministers, rabbis, priests, and other similar ordained religious work	P^		
3	Community center	P		
4	Day care nursery	C^		
5	Preschool	C^		
6	Public Park	P		
	Private Lessons / public facility			
7	Public School (OM 020-2004)	P		
8	Public building	P		
D.	Utility and Related Service			
1	Electric substation			
2	Electric power plant			
3	Fire station	P		
4	Gas meter station	P		
5	Irrigation supply	P		
6	Utility distribution lines	P		
7	Radio/TV/cellular tower			
8	Sewage/water pumping station	P		
9	Telephone utilities	P		
10	Public utilities, other	P		
11	Utility shop, storage and bldgs	P		
12	Water treatment plant	P		

Multi-Family Medium Density		
13	Water well reservoir or storage tank	P
E.	Professional Services	
1	Business office, medium impact	C^
2	Business office, low impact	P^
3	Business office, general	
4	Clinic, dental	
5	Clinic, medical	
6	Clinical Social Worker	
7	Office for single physician, dentist, or chiropractor	C^
8	Licensed professional	C^
9	Mortuary	C^
10	Optical shop	C^
11	Pharmacy	C^
12	Private school, teaching, tutoring(1 or 2 students at a time)	C^
13	Private school, teaching	C^
14	Studio: Art, Dance, Drama, Photography, etc (1 or 2 students at a time)	C^
15	Studio: Art, Dance, Drama, Photography, etc and tutoring	C^
13	Dressmakers, seamstresses, tailors, upholsters, and related occupations	C^
14	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	C^
15	Veterinarian^	C^
F.	Retail/Related Uses	
1	Adult oriented business	
2	Food preparation, catering, etc	C^
3	Bakery/Confectionery sales	C^
4	Barber/beauty shop	C^
5	Book/Stationery Store	
6	Computer Store	
7	Department store	
8	Florist Store	
9	Furniture Store	
10	Specialty Store/Shop	C^
11	Grocery store	C^
12	Hardware store	
13	Home & Garden store	
14	Laundry/dry cleaning store	
15	Laundry services	C^
16	Liquor store (OM 015-2004)	
17	Music Store	
18	Paint Store	
19	Pet Grooming	C^
20	Pet Store	
21	Restaurant/fast food	
22	Shoe repair	C^
23	Small appliance repair	C^
24	Variety Store	
25	Commercial complex	
26	Shopping center	
27	Tire sales, retail (OM 001-002, 02/27/01)	
28	Yard sales on an occasional basis	P^
G.	Commercial/Related Uses	
1	Auto Sales – New & Used (OM 016-2004 05/11/04)	
2	Auto Sales –Used (OM 016-2004 05/11/04)	
3	Auto wash	
4	Bank/financial	
5	^^^Nondepository Financial Institutions	

Multi-Family Medium Density		
6	Building materials	
7	Dance hall	
8	Gasoline/petroleum storage (not bulk)	
9	Gasoline sales/service	
10	Fitness Center Commercial (Gym)	
11	Convenience store	
12	Night club	
13	Print shop/sales	
14	Recreation/Entertainment	
15	Research facilities	
16	Theater	
17	Vehicle storage	
H.	Industry and Manufacturing	
1	Auto repair, paint and body shop	
2	Paint and body shop	
3	Bldg maintenance & repair services	
4	Cabinet Shop	
5	Counter top shop	
6	Clothing Manufacturer	
7	Furniture Manufacturer	
8	General contractor yard	
9	Landscape / lawn maintenance	
10	HVAC shop/sales	
11	Ice cream plant	
12	Lumber yard	
13	Paint Shop	
14	Welding/machine Shop	
15	Wholesale outlet/storage and sales	
16	Light Manufacturing	
17	Motorcycle, Snowmobile, ATV, etc repair	
I.	Agriculture and Related Uses	
1	Beekeeping 4 or less colonies	P^^
1A	Beekeeping More than 4 colonies	C^^
2	Breeding or raising animals for sale, food, pleasure, or profit	
3	Keeping dogs, cats, fish, or exotic caged birds	P^^
4	Commercial crop production	
5	Dairy business	
6	Feed lot	
7	Gardens and orchards for home use	P
8	Ranch/farm production and operation	
9	Garden and greenhouse plants and produce for wholesale or retail sales OM 007-2006 05/23/2006	
10	Gasoline/petroleum storage (not bulk)	

Multi-Family High Density:

The proposed policy statement contains the following statement: "The district is appropriate in areas where the applicable master plan policies recommend . . ."

Instead of saying *where the applicable master plan policies recommend*, would you consider something like: promoting the efficient use of land and public transit opportunities while planning for the availability of public services and community facilities such as: utilities, fire and police protection, streets, public transit, schools, parks, trails, and recreation. Development of attractive residential areas that provide a sense of community and establish a pedestrian-friendly atmosphere is encouraged.

General Plan Policy: established to provide an environment suitable for high density multi-family dwelling. The district is appropriate in areas **promoting the efficient use of land and public transit opportunities, while planning for the availability of public services and community facilities such as: utilities, fire and police protection, streets, public transit, schools, parks, trails, and recreation. Development of attractive residential areas that provide a sense of community and establish a pedestrian-friendly atmosphere is encouraged.**

Area Requirements:

Min. lot area, square feet		<p>*See subsection 10-8-3:B.5 of this Chapter for further regulation and explanation.</p> <p>**See subsection 10-8-3:B.9 of this Chapter for further regulation and explanation.</p> <p>***See subsection 10-8-3:C.7 of this Chapter for further regulation and explanation.</p> <p>##See subsection 10-8-3:C.2, C.3, C.4 of this Chapter for further regulation and explanation.</p> <p>###See subsection 10-8-3:B.10 of this Chapter for further regulation and explanation.</p> <p>^Infrastructure is defined to include rights-of-way, PUB and REC districts within development.</p> <p>^^Lots of record for twin homes are limited to 20% of total lots in development.</p> <p>^^^Principal Uses are allowed a combination front and rear yard setback totaling at least 50 feet, with a minimum front or rear yard setback of 20 feet.</p> <p>^^^^See subsection 10-9-2</p>
Min. lot width (measured at setback line)		
Min. lot area increase ea. add'l unit, square feet		
Max. units / ac excluding ROW, infrastructure^	18	
Max. lot area per ea. twin home, square feet^^		
Min. lot width, each unit (measured at setback line)		
Setbacks		
Principal uses		
Front yard, ft.	25	
Side yard, interior	10**	
Side yard, Street (OM 33-2004)	20**	
Rear yard	10***	
Detached Accessory Uses		
Front yard, ft.	25	
Side yard, interior	10	
Side yard, street	25	
Rear yard	5	
Distance between residential structures on same lot		
Height		
Principal Use, Max. hgt. ft.	IBC 45	
Accessory Use, ft. max.	IBC 35	
Principal Use, ft. min.	10	
Fences – non-game (max. height)		
Front yard, ft.	8^^^^	

Side yard, interior	8^	
Side yard, street	20**	
Rear yard	10***	
Fences – game		
Front yard, ft.		
Side yard, interior		
Side yard, street		
Rear yard		

Multi-Family High Density			
A.	Residential Uses		P = permitted use C = conditional use permit required X = special review required = not permitted (absence of symbol)
1	Single family, detached		
2	Single family, attached	P	
3	Dwelling, two family	P	
4	Dwelling, three family	P	
5	Dwelling, four family	P	
6	Dwelling, multi-family	P	
7	Manufactured/modular	P	
8	Mobile/trailer home		
9	Secondary residential structure (OM 005-2005 01/13/04)		
10	Cluster development	C	
11	Inner block development		
12	Planned Unit Development	P	
13	Bed & Breakfast		
14	Hotel/motel	C	
15	Lodging house	C	
16	Residence for persons with disabilities	P	
17	Residential facility for the aged	P	
B.	Accessory/Incidental Uses		^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses ^^Must conform to Title 5 Chapter 1 of this Code, Animal Regulation and Control.
1	Accessory building	P	
2	Accessory dwelling unit		
3	Accessory farm building		
4	Off street parking incidental to main use	P	
5	Private swimming pool	P	
C.	Governmental/Institutional/Special Services		
1	Church	P	
2	Ministers, rabbis, priests, and other similar ordained religious work	P^	
3	Community center	P	
4	Day care nursery	C^	
5	Preschool	C^	
6	Public Park	P	
	Private Lessons / public facility		
7	Public School (OM 020-2004)	P	
8	Public building	P	
D.	Utility and Related Service		
1	Electric substation		
2	Electric power plant		
3	Fire station	P	
4	Gas meter station	P	
5	Irrigation supply	P	
6	Utility distribution lines	P	

Multi-Family High Density		
7	Radio/TV/cellular tower	
8	Sewage/water pumping station	P
9	Telephone utilities	P
10	Public utilities, other	P
11	Utility shop, storage and bldgs	P
12	Water treatment plant	P
13	Water well reservoir or storage tank	P
E.	Professional Services	
1	Business office, medium impact	C^
2	Business office, low impact	P^
3	Business office, general	
4	Clinic, dental	
5	Clinic, medical	
6	Clinical Social Worker	
7	Office for single physician, dentist, or chiropractor	C^
8	Licensed professional	C^
9	Mortuary	C^
10	Optical shop	C^
11	Pharmacy	C^
12	Private school, teaching, tutoring(1 or 2 students at a time)	C^
13	Private school, teaching	C^
14	Studio: Art, Dance, Drama, Photography, etc (1 or 2 students at a time)	C^
15	Studio: Art, Dance, Drama, Photography, etc and tutoring	C^
13	Dressmakers, seamstresses, tailors, upholsters, and related occupations	C^
14	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	C^
15	Veterinarian^	C^
F.	Retail/Related Uses	
1	Adult oriented business	
2	Food preparation, catering, etc	C^
3	Bakery/Confectionery sales	C^
4	Barber/beauty shop	C^
5	Book/Stationery Store	
6	Computer Store	
7	Department store	
8	Florist Store	
9	Furniture Store	
10	Specialty Store/Shop	C^
11	Grocery store	C^
12	Hardware store	
13	Home & Garden store	
14	Laundry/dry cleaning store	
15	Laundry Services	C^
16	Liquor store (OM 015-2004)	
17	Music Store	
18	Paint Store	
19	Pet Grooming	C^
20	Pet Store	
21	Restaurant/fast food	
22	Shoe repair	C^
23	Small appliance repair	C^
24	Variety Store	
25	Commercial complex	
26	Shopping center	
27	Tire sales, retail (OM 001-002, 02/27/01)	
28	Yard sales on an occasional basis	P^

Multi-Family High Density		
G.	Commercial/Related Uses	
1	Auto Sales – New & Used (OM 016-2004 05/11/04)	
2	Auto Sales –Used (OM 016-2004 05/11/04)	
3	Auto wash	
4	Bank/financial	
5	^^^Nondepository Financial Institutions	
6	Building materials	
7	Dance hall	
8	Gasoline/petroleum storage (not bulk)	
9	Gasoline sales/service	
10	Fitness Center Commercial (Gym)	
11	Convenience store	
12	Night club	
13	Print shop/sales	
14	Recreation/Entertainment	
15	Research facilities	P
16	Theater	
17	Vehicle storage	
H.	Industry and Manufacturing	
1	Auto repair, paint and body shop	
2	Paint and body shop	
3	Bldg maintenance & repair services	
4	Cabinet Shop	
5	Counter top shop	
6	Clothing Manufacturer	
7	Furniture Manufacturer	
8	General contractor yard	
9	Landscape / lawn maintenance	
10	HVAC shop/sales	
11	Ice cream plant	
12	Lumber yard	
13	Paint Shop	
14	Welding/machine Shop	
15	Wholesale outlet/storage and sales	
16	Light Manufacturing	
17	Motorcycle, Snowmobile, ATV, etc repair	
I.	Agriculture and Related Uses	
1	Beekeeping 4 or less colonies	P^^
1A	Beekeeping More than 4 colonies	C^^
2	Breeding or raising animals for sale, food, pleasure, or profit	
3	Keeping dogs, cats, fish, or exotic caged birds	P^^
4	Commercial crop production	
5	Dairy business	
6	Feed lot	
7	Gardens and orchards for home use	P
8	Ranch/farm production and operation	
9	Garden and greenhouse plants and produce for wholesale or retail sales OM 007-2006 05/23/2006	
10	Gasoline/petroleum storage (not bulk)	

CHAPTER 6

USE REGULATIONS

SECTION:

10-6-1: Use Chart

10-6-2: Classification of New and Unlisted Uses

10-6-1: USE CHART: Land and buildings in each of the zoning districts may continue to be used, but no land shall herein after be used, and no building or structure shall hereinafter be erected, altered or converted which is arranged, designed or used for other than those uses specified for the district in which it is located as set forth by the following use chart and indicated by:

P = permitted use

C = conditional use permit required

X = special review required

I = Allowed only as a conditional use when incidental to a retail business with more than 15,000 square feet of floor area and:

- incidental to a single use (i.e.: a bank is incidental to retail business, not multiple businesses); and
- a department store, grocery store, health fitness center, or other retail business may have more than one incidental use associated with it; and
- the combined total of all incidental uses associated with a building may not exceed 12% of the gross square footage of the building or 6,000 sq ft whichever is less (administrative offices, restrooms, storage areas, and other enmities necessary for the operation of the retail business are not considered incidental uses) ; and
- cannot be a stand alone building (an unoccupied drive through structure(s) and/or fueling pads will be counted as part of the 12% but not included in the 6,000 sq ft cap of the incidental use); and
- must share the same public entrance(s); and
- a permitted business is not considered an incidental use; and
- incidental use must have its own business license unless owned and operated by the primary retail business.

= not permitted (absence of symbol)

If a use is not specifically designated, it is prohibited.

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S F M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
A.	Residential Uses															
1	Single family, detached	P	P	P	P	P	P	P	P	P					P	
2	Single family, attached					P	P	P		P	P	P			P	
3	Dwelling, two family									P	P	P			P	
4	Dwelling, three family									P	P	P			P	
5	Dwelling, four family									P	P	P			P	
6	Dwelling, multi-family											P			P	
7	Manufactured/modular	P	P	P	P	P	P	P	P	P	P	P			P	
8	Mobile/trailer home								P							
9	Secondary residential structure (OM 005-2005 01/13/04)	C	C	C	C											
10	Cluster development			C	C	C	C	C	C	C	C	C			C	

Proposed changes: Dec 2015

Title 10 Zoning Chapter 6 Use Regulations

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		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
11	Inner block development		C	C	C										C	
12	Planned Unit Development	€	C	C	C	C		C	C	C	P	P			C	
13	Bed & Breakfast	C	C	C	C	C							C		C	
14	Hotel/motel											C	C		C	
15	Lodging house									C	C	C	C		C	
16	Residence for persons with disabilities		P	P	P	P	P	P	P	P	P	P			C	
17	Residential facility for the aged		P	P	P	P	P	P	P	P	P	P			C	
B.	Accessory/Incidental Uses															
1	Accessory building	P	P	P	P	P	P	P		P	P	P	P	P	P	
2	Accessory dwelling unit	€	€		€	€	€								P	
3	Accessory farm building	P	P	P	P	P										
4	Off street parking incidental to main use	P	P	P	P	P	P	P		P	P	P	P	P	P	
5	Private swimming pool	P	P	P	P	P	P	P		P	P	P	P		P	
C.	Governmental/Institutional/Special Services															
1	Church	P	P	P	P	P	P	P	P	P	P	P				
2	Ministers, rabbis, priests, and other similar ordained religious work	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^				
3	Community center	P	P	P	P	P	P	P	P	P	P	P	P			
4	Day care nursery	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	C	
5	Preschool	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^			C	
6	Public Park	P	P	P	P	P	P	P	P	P	P	P			P	P
	Private Lessons / public facility															C
7	Public School (OM 020-2004)	P	P	P	P	P	P	P	P	P	P	P				
8	Public building	P	P	P	P	P	P	P	P	P	P	P	P		P	P
D.	Utility and Related Service															
1	Electric substation	C	C													
2	Electric power plant	C														
3	Fire station	P	P	P	P	P	P	P	P	P	P	P				
4	Gas meter station	P	P	P	P	P	P	P	P	P	P	P				
5	Irrigation supply	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
6	Utility distribution lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7	Radio/TV/cellular tower	P											C			C
8	Sewage/water pumping station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
9	Telephone utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
10	Public utilities, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
11	Utility shop, storage and bldgs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
12	Water treatment plant	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13	Water well reservoir or storage tank	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
E.	Professional Services															
1	Business office,	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^			P	

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
	medium impact															
2	Business office, low impact	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^	P^			P	
3	Business office, general												P	I or C*	P	
4	Clinic, dental												P	I or C*	P	
5	Clinic, medical												P	I or C*	P	
6	Clinical Social Worker												P	I or C*	P	
7	Office for single physician, dentist, or chiropractor	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^		I or C*		
8	Licensed professional	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	P	
9	Mortuary	C^	C^	C^					C^	C^	C^	C^	P		P	
10	Optical shop	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	P	
11	Pharmacy	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	P	
12	Private school, teaching, tutoring(1 or 2 students at a time)	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
13	Private school, teaching	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P		P	
14	Studio: Art, Dance, Drama, Photography, etc (1 or 2 students at a time)	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
15	Studio: Art, Dance, Drama, Photography, etc and tutoring	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	I or C*	P	
16	Dressmakers, seamstresses, tailors, upholsters, and related occupations	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
17	Artists, artisans, craftsman, sculptors, authors, small crafts and handcrafts, and related artistic work	P^	P^	P^	P^	P^	P^	P^	C^	C^	C^	C^				
18	Veterinarian^^	C^	C^	C^					C^	C^	C^	C^	C		P	
F.	Retail/Related Uses															
1	Adult oriented business												C			
2	Food preparation, catering, etc	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	C
3	Bakery/Confectionery sales	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	
4	Barber/beauty shop	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	
5	Book/Stationery Store												p	p	P	
6	Computer Store												p	p	P	
7	Department store												p	p	P	

Proposed changes: Dec 2015

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		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
8	Florist Store												p	p	P	
9	Furniture Store												p	p	P	
10	Specialty Store/Shop	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^		P		
11	Grocery store	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	p	p	P	
12	Hardware store												p	p	P	
13	Home & Garden store												p	p	P	
14	Laundry/dry cleaning store												p	p	P	
15	Laundry services	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^				
16	Liquor store (OM 015-2004)												p	p	P	
17	Music Store												p	p	P	
	Paint Store												p	p	P	
18	Pet Grooming	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	P	P	P	
19	Pet Store												p	p	P	
20	Restaurant/fast food												p	p	P	
21	Shoe repair	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	p	p	P	
22	Small appliance repair	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	C^	p	p	C	
23	Variety Store												p	p	P	
24	Commercial complex												p	p	P	
25	Shopping center												p	p	P	
26	Tire sales, retail (OM 001-002, 02/27/01)												c	P		
27	Yard sales on an occasional basis	p^	p^	p^	p^	p^	p^	p^	p^	p^	p^	p^				
G.	Commercial/Related Uses															
1	Auto Sales – New & Used (OM 016-2004 05/11/04)												P	P		
2	Auto Sales –Used (OM 016-2004 05/11/04)															
3	Auto wash												P	P		
4	Bank/financial												C	I or C*	P	
5	^^^Nondepository Financial Institutions												P	I or C*		
6	Building materials												P	P		
7	Dance hall															
8	Gasoline/petroleum storage (not bulk)	C	C	C	C	C							C	C		
9	Gasoline sales/service												P	P		
10	Fitness Center Commercial (Gym)												P	P	P	
11	Convenience store												P	P		
12	Night club															
13	Print shop/sales	C^	C^	C^	C^	C^	C^	C^					P	P	P	
14	Recreation/Entertainment												P	I or C*		
15	Research facilities	C^	C^	C^	C^	C^	C^	C^				P				
16	Theater												P	P	P	
17	Vehicle storage															
H.	Industry and Manufacturing															
1	Auto repair, paint and body shop	C^	C^	C^	C^	C^								C	C	
2	Paint and body shop															

		A G R	S F E	S F L	S F T	S F R	S F M	S F H	S M H	M F R	M F M	M F H	C G D	C H D	M X D	P U B
3	Bldg maintenance & repair services	C^	C^	C^	C^	C^										
4	Counter top or Cabinet Shop	C^	C^	C^	C^	C^										
5	Counter top shop															
6	Clothing Manufacturer	C^	C^	C^	C^	C^										
7	Furniture Manufacturer	C^	C^	C^	C^	C^										
8	General contractor yard	C^	C^	C^	C^	C^										
9	Landscape/lawn maintenance	C^	C^	C^	C^	C^										
10	HVAC shop/sales															
11	Ice cream plant															
12	Lumber yard												P			
13	Paint Shop												P			
14	Welding/machine Shop												C			
15	Wholesale outlet/storage and sales												P			
16	Light Manufacturing												C			
17	Motorcycle, Snowmobile, ATV, etc repair	C^	C^	C^	C^	C^	C^	C^	C^							
I.	Agriculture and Related Uses															
1	Beekeeping 4 or less colonies	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^
1A	Beekeeping More than 4 colonies	C^ ^	C^ ^	C^ ^	C^ ^	C^ ^	C^ ^	C^ ^	C^ ^	C^ ^	C^ ^	C^ ^	C^ ^	C^ ^	C^ ^	C^ ^
2	Breeding or raising animals for sale, food, pleasure, or profit	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^										
3	Keeping dogs, cats, fish, or exotic caged birds	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	P^ ^	C	I	P	
4	Commercial crop production	P	P	P	P	P										
5	Dairy business	P^ ^	P^ ^	P^ ^												
6	Feed lot	C														
7	Gardens and orchards for home use	P	P	P	P	P	P	P	P	P	P	P			P	
8	Ranch/farm production and operation	P	P													
9	Garden and greenhouse plants and produce for wholesale or retail sales OM 007-2006 05/23/2006	C^	C^	C^	C^	C^	C^	C^	C^							
10	Gasoline/petroleum storage (not bulk)	C														

^Use is allowed as a permitted or conditional use only if it is a home business, child care business or nonconforming business that complies with Title 3, Chapter 4 of this Code, Conditional Businesses

^^Must conform to Title 5 Chapter 1 of this Code, Animal Regulation and Control.

^^^Nondepository financial institutions are businesses that conduct transactions of cashing a check for consideration or extending a deferred deposit loan and shall include any other similar types of businesses

licensed by the State of Utah pursuant to the check cashing and deferred deposit lending registration act. Nondepository financial institutions shall be limited by the population of all residents in Providence City. The total population figures shall be based on the US Census Bureau's annual estimates. Only one nonfinancial institution shall be allowed for a population of 0 – 7,000. and 1 per 7,000 thereafter.

*The following conditions apply to a non-sales tax generating business (NSTGB) located in the CHD zone:

1. The combined total of all NSTGB will be limited to no more than 15% of the combined existing gross leasable space (GLS) of buildings in the project area; the GLS of a building is based on the square footage of the ground floor; upper levels are not included in the combined totals for or against the 15% limitation.
2. The project area is the approved preliminary plat.
3. Incidental uses in the project area are not computed in the 15% limitation.
4. NSTGB may be in a free standing building of its own or part of a multi-tenant building with separate outside entrances for the public.

10-6-2: CLASSIFICATION OF NEW AND UNLISTED USES:

A. Request; Referral: Requests for a new use or unlisted conditional use shall be referred to the Planning Commission chairperson for consideration by the Planning Commission. Applications for a new use and unlisted conditional use will be processed in accordance with the procedures listed in subsection 10-3-5:C of this Title to determine if such use should be permitted and added to the current list of approved uses. The Planning Commission shall forward to the City Council a recommendation to accept or reject the request. The Planning Commission shall also forward, with any recommendation for approval of a new use, the necessary ordinance amendments to implement the use.

B. City Council Action: The City Council will approve or disapprove the recommendation. Upon approval, the Process will be started to amend the necessary City ordinances in accordance with the procedures outlined for ordinance amendments and changes. (Ord., 7-23-1996)